

REAL ESTATE NEWS.

Handicapped by the holidays, last week's realty market failed to equal the good showing of its predecessor. The sales at private contract were generally unimportant and few in number and business in the auction room was practically at a standstill. This general dullness is characteristic of the September market as well as the trading during the summer months, and has been discounted by seasoned brokers.

There were few features of the transactions at private contract worth extended comment. The only sale of any importance was that of the Farmington property, West End avenue, and even in this case the whole truth is not yet known, so no estimate can be made of the true bearing of the sale on the market. The sale of the block front of lots, eight in number, on West End avenue, between 100th and 101st streets, was reported some time ago and was denied immediately. This transaction is now admitted to have been made, and it is generally believed that it was held back at the time in order to facilitate the further sale of lots adjoining on both 100th and 101st streets. This is now right, closed, so inferentially twenty-six lots, eight on each side of the block, are now on the market, and are to be reported as sold. The buyers are Kemper Brothers, and the improvements will take the form of apartment houses. Sophia R. C. Furness, the owner of the property, is said to have held it at \$500,000, but it is doubtful if the actual purchase price was less than many thousands of dollars. As for the other sales by brokers, they were usually of small dwellings and other properties consistent with the demands of the season. Few sales of magnitude are rumored for the immediate future, but there is one large deal in lower East Side dwellings which is nearing completion and should be reported shortly.

The auction room, as said, was partially inactive. In the small number of sales consummated there was only one point of interest. This was the presence of outsiders in the bidding. The most important sale made was of the three-story apartment house on Hudson, on the Palisades, opposite Grant's Mount. The property is highly restricted against nuisances of all kinds and is improved. It represents really the first step in the real-estate development of that section, and it is expected will be the signal for an appreciable movement along similar lines. The new suburb is known as Grantwood.

The following are the comparative tables, for Manhattan and the Bronx, of the conveyances, mortgages and projected buildings, for the corresponding weeks of 1898 and 1899 as compiled by the *Record and Guide*:

	1898.	1899.
Conveyances		
Total number	1,285	1,312
Amount involved	\$1,285,285	\$966,052
Number nominal	131	98
Amount nominal	\$1,132,800	\$1,000,000
Number to date	11,328	10,061
Total amount of conveyances	\$11,448,168	\$71,270,742

	1898.	1899.
Mortgages		
Total number	254	197
Amount involved	\$8,680,120	\$1,890,247
Number over 5 per cent.	120	104
Amount involved	\$985,560	\$741,532
Number at less than 5 per cent.	134	93
Amount involved	\$8,694,560	\$1,148,715
Number of above to banks	56	28
Amount involved	\$1,909,900	\$887,600
Number of above to individuals	78	65
Amount involved	\$1,880,260	\$1,102,815
Number of above to corporations	100	104
Amount involved	\$8,810,600	\$1,707,747

	1898.	1899.
Projected Buildings		
Total number	61	60
Total amount of alterations	\$21,000	\$1,416,050
Total number of alterations	69,644	
Number of alterations	3,206	2,270
Total amount of new buildings	\$85,410,002	\$47,502,280
Total amount of alterations	\$5,280,647	\$5,281,258

Private Sales.—Edward J. Welling, Jr., has sold for Fred Houston the three-story dwelling on lot 10, 100th St. and 101st St. and 102nd St. and 103rd St. and 104th St. and 105th St. and 106th St. and 107th St. and 108th St. and 109th St. and 110th St. and 111th St. and 112th St. and 113th St. and 114th St. and 115th St. and 116th St. and 117th St. and 118th St. and 119th St. and 120th St. and 121st St. and 122nd St. and 123rd St. and 124th St. and 125th St. and 126th St. and 127th St. and 128th St. and 129th St. and 130th St. and 131st St. and 132nd St. and 133rd St. and 134th St. and 135th St. and 136th St. and 137th St. and 138th St. and 139th St. and 140th St. and 141st St. and 142nd St. and 143rd St. and 144th St. and 145th St. and 146th St. and 147th St. and 148th St. and 149th St. and 150th St. and 151st St. and 152nd St. and 153rd St. and 154th St. and 155th St. and 156th St. and 157th St. and 158th St. and 159th St. and 160th St. and 161st St. and 162nd St. and 163rd St. and 164th St. and 165th St. and 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